

MINUTE ITEM

34. SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 5401, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, J. D. RIPPY AND JOE STEIN - S.W.O. 7077.

After consideration of Calendar Item 21 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION FINDS THAT THE E $\frac{1}{2}$  OF NE $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND LOTS 1 AND 2 OF SECTION 36, T. 27 N., R. 15 E., M.D.M., CONTAINING 194.44 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY RESERVATIONS, INCLUDING MINERALS, TO THE HIGHEST BONA-FIDE BIDDER, CLAUDE C. WEMPLE, AT A CASH PRICE OF \$3,895.00.

Attachment

Calendar Item 21 (1 page)

CALENDAR ITEM

21.

SALE OF VACANT SCHOOL LANDS, APPLICATION NO. 5401, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, J. D. RIPPY AND JOE STEIN - S.W.O. 7077.

An offer has been received from J. D. Rippy and Joe Stein of Visalia, California, to purchase the E $\frac{1}{2}$  of NE $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and Lots 1 and 2 of Section 36, T. 27 N., R. 15 E., M.D.M., containing 194.44 acres in Lassen County, at \$2,430.50, or \$12.50 per acre, the minimum value established by a prior appraisal.

A reappraisal, completed by a member of the Commission's staff under date of December 22, 1958, establishes the value of the subject land at \$12.50 per acre, or a total of \$2,430.50, and shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,430.50.

Prior to advertising, the application (5403, Sacramento Land District, S.W.O. 7084) of Claude C. Wemple of Milford, California, was received and filed. The applicant made an offer of \$2,430.50, or \$12.50 per acre. Pursuant to advertising, said offer was increased to a total of \$3,895.00, or \$20.03+ per acre. No further bids were received pursuant to advertising.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (March 13, 1959) within which to submit the additional amount of \$1,464.50 to meet the highest bid received. The first applicants, J. D. Rippy and Joe Stein, failed to meet the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE E $\frac{1}{2}$  OF NE $\frac{1}{4}$ , NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  AND LOTS 1 AND 2 OF SECTION 36, T. 27 N., R. 15 E., M.D.M., CONTAINING 194.44 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY RESERVATIONS, INCLUDING MINERALS, TO THE HIGHEST BONA-FIDE BIDDER, CLAUDE C. WEMPLE, AT A CASH PRICE OF \$3,895.00.